

URBAN AGRICULTURE REGULATORY SUMMARY TABLE

TOPICS		DESCRIPTION	PROPOSED REQUIREMENTS	
FARMERS MARKETS	Daily Farmers Market Stands	<p>Daily farmers markets are small scale markets where a local farmer(s) may sell produce either within the right-of-way or adjacent to the right-of-way. The market may be open 7 days/week.</p> <p>Could be permitted as a Limited Use in all commercial zones (except the commercial parking zone) and in the IL-3-1 industrial zone.</p>	<p><i>On Private Property</i></p> <ul style="list-style-type: none"> • Permission of property owner • Parking <ul style="list-style-type: none"> ○ No additional parking shall be required ○ No parking shall be displaced • No value added or prepared foods may be sold 	<p><i>On Public Property (rights-of-way)</i></p> <ul style="list-style-type: none"> • Permission of fronting property owner • Obtain & submit for review a Certificate of Insurance for a public liability insurance policy of at least \$500,000 • No additional parking shall be required • No value added or prepared foods • An area no greater than five feet in depth and sixteen feet in length • Locational requirements <ul style="list-style-type: none"> ○ Min. 4-foot wide clear path in r-o-w ○ Maintain access to adjacent use. ○ Located as close as feasible to the existing storefront. ○ Not located parallel to areas for loading, bus stops, taxi zones, and pedestrians loading.
	Weekly Farmers Markets	<p>Weekly farmers' markets are establishments where farmers and other vendors sell produce and other goods directly to consumers. They are limited to one day per week per location.</p> <p>Could be permitted as a Limited Use in all commercial zones (except the commercial parking zone) and in the IL-3-1 industrial zone</p>	<p><i>On Private Property</i></p> <ul style="list-style-type: none"> • Permission of property owner • One day event per week per location. • Access to property maintained • One restroom per 250 persons • No onsite cooking • Parking <ul style="list-style-type: none"> ○ No additional Parking required ○ Parking space for persons with disabilities temporarily replaced ○ No more than 30 percent of existing parking may be displaced 	<p><i>On Public Property (rights-of-way)</i></p> <p>Farmers markets on public property are regulated by the City of San Diego Office of Special Events and are not subject to the use regulations of the Land Development Code.</p>

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FARMERS MARKETS	Fulltime Farmers Markets	Full time farmers' markets are primarily located within a structure where farmers and other vendors sell produce and other goods directly to consumers. located in are permanent markets	<p><i>No need to make a regulatory change currently permitted as follows:</i></p> <ul style="list-style-type: none"> • Currently classified as "Food, Beverages, and Groceries." • Currently permitted in all commercial zones (except the commercial parking zone) and in the IL-3-1 industrial zone subject to existing regulations per the base zones. • Also currently permitted in a limited number of multi-family zones provided they comprise no more that 25% of the ground floor in a mixed use development of 25 or more dwelling units.
RETAIL FARMS	Retail Farm	<p>A commercial/agriculture use where the primary purpose is to produce and sell food and related products on the same premises with only limited local distribution.</p> <p>Could be permitted as a Limited Use in all of the Commercial Regional, Commercial Office, and Community Commercial zones, and in the IL-3-1 Industrial zone.</p>	<ul style="list-style-type: none"> • Maximum area is 4 acres • Use of pesticides is prohibited • Seventy-five percent of the products sold must be produced onsite • Parking <ul style="list-style-type: none"> ○ Retail area use retail parking ratios, "Pick your own" assumes 1,000 s.f. retail per acre ○ Agricultural area one parking space per employee based on shift with most employees • Retail component <ul style="list-style-type: none"> ○ May be conducted in a built structure, temporary shade structure, or as a "pick-your-own", or any combination of the three ○ Permanent or temporary structures shall be located according the street frontage requirements of the base zone ○ Must be accessible • All storage, equipment, and repair areas must be completely enclosed, secured, and located outside of all required setbacks
HUSBANDRY	Chickens	Keeping "backyard chickens" in single-family zones, on lots developed with single family homes, within community gardens, and within retail farms.	<ul style="list-style-type: none"> • Roosters prohibited • Up to 5 chickens <ul style="list-style-type: none"> ○ No setback from onsite house ○ Coop outside required setbacks • Up to 15 chickens <ul style="list-style-type: none"> ○ No setback from onsite house ○ Adjacent to residential 15-foot coop setback • Existing language <ul style="list-style-type: none"> ○ Up to 25 chickens ○ 50 feet from residence • Coop <ul style="list-style-type: none"> ○ Predator proof ○ Easy access for cleaning ○ Sufficient space for free movement ○ Water tight ○ Ventilated • Enclosure <ul style="list-style-type: none"> ○ Predator proof & contain chickens ○ Easy access for cleaning ○ Min.10 s.f. area per chicken

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HUSBANDRY	Miniature Goats	Keeping miniature goats in single-family zones and on lots developed with single family homes.	<ul style="list-style-type: none"> • Miniature goats only <ul style="list-style-type: none"> ○ Must have two goats, except offspring up to 12 weeks of age • Must be dehorned • Males to be neutered • Shed <ul style="list-style-type: none"> ○ Predator proof ○ Easy access for cleaning ○ Watertight and draft free ○ Ventilated ○ Min. 5 s.f. per goat ○ Located outside required setbacks 	<ul style="list-style-type: none"> • Enclosure <ul style="list-style-type: none"> ○ Minimum fence height 5 feet ○ Minimum pen area 400 square feet excluding shed ○ Secured from outside ○ No objects within to enable a goat to climb out ○ Easily accessed for cleaning • Goats' milk, cheese, and other food products for personal consumption only, sale of goat food products are prohibited.
	Honey Bees	Keeping bee citywide.	<ul style="list-style-type: none"> • Located no closer than 30 feet from offsite residence and 50 feet from r-o-w with up to 2 hives • Located 600 feet from offsite residence and 100 feet from r-o-w with more than 2 hives (based on existing language) • Reliable water source within 10 feet • 6-foot tall screen unless elevated at least 8 feet above grade 	<ul style="list-style-type: none"> • Hive opening must face away from closest property line • Hive must be located within a secured area to protect the colony and members of the public • Compliance with recognized best practices for beekeeping • No more than 2 hive per lot
COMMUNITY GARDENS	Community Gardens	Minor modifications to recently approved regulations	<ul style="list-style-type: none"> • Allow community gardens in residential zones to sell produce consistent with the regulations for garage sales in residential zones • Allow for Community Gardens with an Neighborhood Use permit in the IL-21- industrial zone (the IL-1-1- and IL-3-1 allow with an NUP) 	